Development Control – Delegated Officer Report

Application Number: AWDM/1843/16 Recommendation – APPROVE

Site: 11 Brook Way, Lancing, BN15 8DG

Proposal: Single storey rear extension.

Date of site visit: 20.01.20162016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow located on the east side of Brook Way in Lancing. Other than small side porch extension, the property has not been extended in any other way. There is an existing vehicular access and hard surfaced drive.

The locality comprises predominantly semi-detached bungalows within it.

Proposal

Permission is sought for a single storey flat roof rear extension measuring some 7m x 3.5m deep, with a height of 2.9m. The proposed extension is set of the boundary with the neighbouring property by approx. 250mm

Representations: None received.

Relevant Planning History

9 Brook Way AWDM/1507/16 *Single storey rear extension to east elevation* ***Approved 30.11.2016***

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be located to the rear of the existing bungalow, and positioned some 250mm from the boundary with the adjoining property no. 9 Brook Way, and it would be in line with the side elevation of the existing bungalow. There is large shed under construction at the rear of the garden and a further shed on the side boundary to no. 15, although I have been advised by the applicant that this shed will be removed when the building works are underway.

The internal rooms of the bungalow will be re-ordered by the extension, with the living room and kitchen currently located at the front being moved to be within the new extension; and the 2 no. bedrooms would be moved from the back to the front. The middle area will be changed to create a 3rd bedroom to the outside wall and a bathroom over on the inside wall. The existing windows on the rear elevation will be bricked up, as will the former bathroom window on the side elevation. A new window on the side elevation will be created to serve the new bedroom.

The neighbouring property, no. 9, has planning permission for a single storey rear extension which will be the same depth as that indicated for this application.

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

The main dwellings that could be affected by the proposal are the immediate neighbours no.'s 9 to the north and no. 15 to the south.

The adjoining property to the north has recently gained planning permission for a single storey rear extension with a depth of 3.5m. If this is constructed, then it will screen the current proposal from view to the neighbouring property, but the implementation of this permission is not guaranteed. Therefore the application will have to be considered as if that extension were not going to take place.

The height of the proposed flat roof extension would be 2.9m, which is only 900mm higher than a standard fence height. The extension would also be to the south of no. 9, which would mean that the neighbour would receive some shadow to their property when the sun travels to the south, but this situation is considered against the fact of the existing fencing, and it is considered that the amount light affected to the neighbour will not be so demonstrable so as to withhold planning permission.

The property to the south, no. 15, is positioned some 4.5m away, and they have a brick garage on the side elevation with the application site, thereby, they will not be greatly affected by the proposal, if at all.

Recommendation

APPROVE subject to the following conditions

1. Approved plans

2. Standard time limit
3. Other than rear elevation, materials to match existing.
4. No window etc. in north side elevation.

Informative

1. Approved following revision

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 25.01. 2017

Authorised by: Jo Morin Date: 26.01.2017